City Council Item

August 25, 2025

Item	Santa Vera Phase II Planned Unit Development Amendment and Site Plan Review (Planning Case 25-07)	
File No.	25-07	**Item No:** H.1
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Eric Maass	

SUGGESTED ACTION

"The Chanhassen City Council approves the requested site plan and amendment to the Saratoga 3rd Addition Planned Unit Development Zoning Ordinance for the construction of two apartment buildings at 621 Santa Vera Drive, subject to the conditions of approval, and adopts the attached Findings of Fact and Decision."

Motion Type	Majority Vote of the entire Council
Strategic Priority	Development & Redevelopment

SUMMARY

The Applicant is requesting a site plan review and a planned unit development amendment to construct two apartment buildings consisting of 12-unit and 16-unit buildings, with modifications to the required building materials and parking setbacks.

BACKGROUND

The Saratoga 3rd Addition Planned Unit Development (PUD) ordinance was originally approved in 1998. This PUD incorporates a property with an existing 18-unit apartment building on it. The PUD ordinance allows for a total of 46 units across the site. Multiple concepts for this site have been brought to City Council work sessions for review, including a recently withdrawn application from the same applicant for a single, 59-unit apartment building.

DISCUSSION

BUDGET

RECOMMENDATION

The Planning Commission recommended unanimous approval of the requested site plan and planned unit development amendments as proposed.

ATTACHMENTS

Application
Narrative
Civil Plan Set
Traffic Study
Architectural Plan Set
City Staff Report
City Council Presentation
Saratoga 3rd Addition PUD Ordinance
Findings of Fact
August 12, 2025 Planning Commission Meeting Minutes (Unofficial)
Public Comment
Additional Public Comment